

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md., May 21, 1975.

LAW OFFICES
SAMUEL S. D. MARSH
Perpetual Building
Bethesda, Maryland

TRUSTEES' SALE

of Valuable, Improved Real Estate, located in Frederick County, Maryland, improved by premises known as 26 Cold Brook Drive, Monrovia, Maryland.

By virtue of the power and authority contained in a Deed of Trust from Robert E. Myers and Barbara J. Myers, his wife, to Robert L. Fitton and R. Marshall Fitton, Trustees, dated the 14th day of December, 1973, and recorded among the Land Records of Frederick County, Maryland, in Liber 929, folio 930, and at the request of the parties secured thereby, default having occurred in the terms and conditions thereof, the undersigned, as Substitute Trustees for the Trustees named in said Deed of Trust, will sell at public auction in front of premises 26 Cold Brook Drive, Monrovia, Maryland, on:

WEDNESDAY, MAY 21, 1975

AT 9:15 A.M.

all the property in said Deed of Trust described as follows:

Lot numbered Four (4), in the subdivision known as "SECTION 1, SUNNY BROOK FARMS", as per plat thereof recorded among the Land Records of Frederick County, Maryland, in Plat Book 6, at Plat 35.

Subject to utility easements and building restriction line of record.

The property is improved by a single-family, brick and frame, detached dwelling, having 5 bedrooms and 2 baths.

Terms of Sale

A cash deposit of Three Thousand Dollars (\$3,000.00) will be required at the time of sale. The balance in cash, with interest at eight per centum per annum from the date of sale to the date of settlement payable within ten days after final ratification of sale.

Adjustment of all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Title examination conveyancing, state revenue stamps, state and county transfer taxes and all other costs incident to settlement are to be paid by the purchaser.

Compliance with terms of sale shall be made within ten days after final ratification of sale or deposit shall be forfeited and the property resold at the risk and cost of the defaultant purchaser.

**THOMAS J. OWEN
WILSON S. KIDWELL
Substitute Trustees**

This is to certify that the annexed Advertisement of Trustees' Sale was published in The Frederick Post a newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than ¹⁵~~25~~ days prior to sale, and the last such publication being made not more than one week prior to the 21st day of May 19 75.

THE NEWS-POST

Per *Geo. B. Delaplaine*
Filed July 23, 1975